

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
FEBRUARY 19, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

ABSENT: Zuniga, Salas

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|--|
| 1. Case No. 2014-052 | 821 N. Pine |
| 2. Case No. 2014-063 | 1120 E. Crockett |
| 3. Case No. 2014-051 | 110 Magnolia Dr. |
| 4. Case No. 2014-057 | 222 Furr Dr. |
| 5. Case No. 2014-060 | 315 Barrera |
| 6. Case No. 2014-055 | 317 Lexington |
| 7. Case No. 2014-065 | 106 Magnolia Dr. |
| 8. Case No. 2013-383 | Consideration of Downtown Design Guide |
| 9. Case No. 2014-012 | 300 Augusta |
| 10. Case No. 2014-048 | 308 W. Summit Ave. |
| 11. Case No. 2014-058 | 1003 Nolan |
| 12. Case No. 2013-220 | 723 Donaldson |

Items 8, 10, and 12 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2013-383

Applicant: Mark Brodeur, City Design Center
Address: Downtown Design Guide

Presentation by Mark Brodeur, City Design Center

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Guarino to approve as presented.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2014-048

Applicant: Irby Hightower

Address: 308 W. Summit Ave.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a two story addition to the rear of the existing one story home at 308 W. Summit. The proposed addition will have a flat roof with stucco exterior and will be built in part over an existing single story rear addition. A balcony with a decorative metal railing and a wood trellis is proposed to be constructed on the east side of the new addition over the existing rear addition. The proposed addition will have wood, divided light doors and windows to help distinguish the new from the existing which has one-over-one wood windows.

2. Construct a carport attached to the west side of the existing detached garage. The proposed carport will have a flat roof and simple posts.

FINDINGS:

a. OHP staff performed a site visit to this property with the applicant on November 21, 2013. At that visit, staff noted that there are site constraints limiting where any new addition can go.

b. A request to construct two additions to the existing detached carriage house and connect the carriage house to the main house on this property was given conceptual approval by the HDRC on December 4, 2013. Due to the connection between the buildings, a variance on the setback requirement would be needed. The applicant appeared before the Board of Adjustment on December 18, 2013, to request this variance. The Board of Adjustment did not approve the request.

c. This application for a rear addition to the main structure at 308 W. Summit was reviewed by the Design Review Committee on January 28, 2014. The committee did not recommend approval of the revised proposal. The committee found that the proposed addition competes with and overpowers the historic structures on the site. The committee also noted that the previous proposal to add to the carriage house was more appropriate and respectful of the historic character of the property.

d. The Design Review Committee reviewed this application a second time on February 11, 2014. At that meeting, the applicant presented additional information to indicate how the proposed addition would be seen from all around the site. The committee noted that the elevation drawings are deceiving, indicating that the proposed addition is very close to the main mass of the house's roof. The committee found that in reality, the addition maintains a sufficient distance from the main roof form and will not overpower the historic home.

The committee recommended approval of the new proposal.

e. The home at 308 W. Summit first appears on the 1911-1950 Sanborn map. According to this map, the footprints of the main house and the garage have not changed substantially. A side porch on the main house was enclosed at some point and a single story rear addition was constructed.

f. According to the Monte Vista Historic District survey, this home and carriage house were constructed in 1920, built by Coleman & Jenkins. Both structures were identified as contributing resources to the district and the home is listed as being in the Craftsman style with Spanish Eclectic influences.

g. The adjacent lot to this property, at the corner of W. Summit and Belknap Place, contains a landscaped green space.

h. The home at 308 W. Summit is at a lower elevation than the corner green space, making it difficult to see from Belknap Place. The landscaping around 308 W. Summit is fairly lush as well.

i. The proposed rear addition is consistent in terms of its location at the rear of the property with the Historic Design Guidelines for Additions, Section 1.A.i.

j. While the proposed addition is 3' taller than the main house, the Historic Design Guidelines for Additions, Section 1.B.v, recommends determining the height of new additions by examining the line-of-sight from the street.

k. The massing and height of the proposed rear addition step back from the main mass of the historic house to avoid competing with or overwhelming the historic structure, consistent with the Historic Design Guidelines for Additions, Section 1.B.i.

l. While the existing detached garage has a flat roof, the main house has a hipped roof. The introduction of a flat roof on the proposed addition relates to the historic carriage house and to the existing additions on the property. While the proposed roof form is not consistent with that of the main house, there is a precedent on this property for flat roofed additions.

m. Although this block of W. Summit Ave. contains mostly two story homes, the house at 308 W. Summit is only one story. Since the property is elevated from the street level and the house sits on a plinth, its existing scale is in keeping with the overall scale of development on the block.

n. The proposed addition will result in only a small increase in the footprint of this home, consistent with the Historic Design Guidelines for Additions, Section 1.B.iv.

o. In accordance with the Secretary of the Interior's Standards for Rehabilitation number 2, the historic spatial relationships of a property will be maintained. While the proposed addition will increase the footprint of the home by only a small amount, its massing will have an impact on the site's spatial relationships.

p. The proposed use of stucco on the rear addition is appropriate to relate to the existing historic home, consistent with the Historic Design Guidelines for Additions, Section 3.A.i. Similarly, the use of wood, divided light windows and doors relates to the materials on the historic home while being distinguishable as a later addition, consistent with the Secretary of the Interior's Standards for Rehabilitation, number 9.

q. The proposed addition incorporates bands at the roof to relate to the detailing on the existing home and carriage house, consistent with the Historic Design Guidelines for Additions, Section 4.A.ii.

r. Only a portion of the existing rear garage is visible from the street and the proposed west addition of a simple carport will not have a major impact on views of the historic structure.

s. Currently the main house and the garage are connected by a garden wall. This existing wall will remain in place.

1. Staff recommends approval as submitted based on findings h-n, p and q.

2. Staff recommends approval based on findings h and r.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve as submitted based on findings a through s.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2013-220

Applicant: Angela Whitaker-Williams, Perkins + Will

Address: 723 Donaldson

The applicant is requesting conceptual approval to:

Modify the previously approved scope of work at Jefferson High School. The revisions include:

1. Construct a new Area J dance addition to the existing gym on the campus. The proposed dance addition will be constructed on the north side of the gym.
2. Repurpose the existing 1956 band hall which was previously proposed to be demolished.
3. Construct an addition to the Area E architecture wing. The proposed addition will attach to the east side of the existing Area E building and has a smaller footprint than what was originally proposed.
4. Install underground piping for stormwater detention. The proposed pipe will go from the softball field on the southeast corner of the campus around the southwest corner of the campus up to Pony Field. It will run under existing lawn areas and parking lots. The existing parking lots will be resurfaced to drain into the proposed pipe.
5. Construct a concrete pad for use by the school's band and ROTC. The proposed pad will be to the north of the existing baseball field, along Kampmann Blvd. This ROTC practice area was part of the previously approved campus master plan.
6. Create diagonal head-in and parallel parking spaces along Donaldson Ave. and Kampmann Blvd. on the south and southeast edges of the Jefferson High School campus. These spaces are designed to make up for the parking areas lost due to the creation of the ROTC practice pad.

The applicant plans to perform the previously approved scope of work to Pony Field and the baseball and softball fields including replacement of the existing bleachers, installation of security lighting, and installation of fencing.

FINDINGS:

- a. A request for approval of the proposed campus master plan for Jefferson High School was approved by the HDRC on March 21, 2012, with requests for more detailed information relating to several line items in the master plan. Since that time, several applications have been submitted for conceptual approval of much of the work associated with the approved master plan. The ROTC practice area proposed here was approved by the HDRC as part of the master plan.
- b. An application for much of the work associated with the master plan was reviewed by the Design Review Committee on May 24, 2012. At that meeting, the committee noted concern over the proposed perimeter treatment at the baseball fields since erecting fencing will limit the visibility and permeability of the campus, which functions in many ways as a common green for the community. The committee also noted concern over the proposed athletic field lighting, both in terms of what the lighting fixtures will look like and how they will affect the surrounding properties. The committee noted concern over the proposed ROTC field's location, noting that it seems to be unrelated to the geometry of the rest of the campus. The committee asked that the applicant provide a slight aerial view of the proposed addition and a section through the proposed dance addition to understand its relationship to the existing building. The committee found that the applicant's proposal for a more cohesive total plan for the campus will ultimately benefit the school.
- c. On June 6, 2012, an application for the demolition of the existing band hall, the construction of Area J and Area E additions, and athletic field improvements to both Pony Field and the existing baseball and softball fields was given conceptual approval by the HDRC. On July 6, 2012, an application with more detailed information regarding proposed lighting at Pony Field and fencing around Pony Field and the existing baseball and softball fields was given conceptual approval by the HDRC. On April 17, 2013, a request to reduce the previously proposed scope of work at Pony Field, install a wrought iron fence around the field, and construct a new concession stand and chiller enclosure was conceptually approved by the HDRC.
- d. The original request was given final approval by the HDRC on August 7, 2013. The initial proposal included demolition of an existing 1956 building, construction of a dance addition in its place, a new addition to the Area E architecture wing, new bleachers at Pony Field, security lighting at the campus' athletic fields, and fencing around the baseball and softball fields. In this revised scope, the 1956 building will remain and be repurposed; the dance addition has been relocated; the Area E addition is smaller; the ROTC practice area is being requested; and a new drain pipe is being proposed.
- e. Staff finds that this revised request, which is scaled back from the original scope of work, will have less of an overall impact on this campus, particularly in terms of maintaining the existing 1956 band hall building.
- f. The proposed Area J dance addition will be consistent in terms of its footprint and materials with the Historic Design Guidelines for Additions, Sections 2.B.ii and 3.A.i.

- g. The proposed Area E and Area J additions relate to the existing campus buildings in terms of fenestration and articulation without mimicking the historic details, consistent with the Historic Design Guidelines for Additions, Section 4.A.ii.
 - h. Staff finds that the proposed Area E addition should incorporate some sort of offset or reveal to indicate what is new and what is historic, consistent with the Historic Design Guidelines for Additions, Section 2.A.v.
 - i. The proposed roof form of the Area E addition is similar to that of the existing building, consistent with the Historic Design Guidelines for Additions, Section 2.A.iii.
 - j. The proposed Area E addition uses brick and cast stone which are found on the historic campus, consistent with the Historic Design Guidelines for Additions, Section 3.A.i.
 - k. The height of the proposed additions is consistent with the heights of the existing buildings, in keeping with the Historic Design Guidelines for Additions, Section 2.B.i.
 - l. The Jefferson High School campus is surrounded by streets on each side. The proposed additions, while visible from the public right-of-way will not compete with or overshadow the primary, iconic views of the campus from Kampmann Blvd and Donaldson.
 - m. The proposed ROTC practice area is consistent with what was approved with the campus master plan on March 21, 2012.
 - n. Currently the area proposed to be used for the ROTC practice pad contains a parking lot, so the proposal will not require a significant change in the amount of impervious cover on the campus, consistent with the Historic Design Guidelines for Site Elements, Section 1.A.ii.
 - o. The proposed drainage pipe should help alleviate stormwater runoff and will have a negligible impact on the appearance of the historic campus.
 - p. The proposed parking spaces along Donaldson Ave. and Kampmann Blvd. were part of the previously approved campus master plan.
 - q. The proposed parking spaces may conflict with plans developed by the City's Transportation & Capital Improvements (TCI) department to increase safety at the intersection of Donaldson Ave. and Kampmann Blvd.
- 1. Staff recommends approval as submitted based on findings e, g, i, k, and l.
 - 2. Staff recommends approval with the stipulation that additional information regarding any proposed exterior modifications to the existing building be presented for final approval based on finding e.
 - 3. Staff recommends approval based on findings e-g, k and l with the stipulation that a transition between the existing and new be incorporated based on finding h.
 - 4 & 5. Staff recommends approval as submitted based on findings m-o.

COMMISSION ACTION:

The motion was made by Commissioner Valenzuela and seconded by Commissioner Feldman to approve item 1 as submitted based on findings e, g, i, k, and l. Approve item 2 with the stipulation that additional information regarding any proposed exterior modifications to the existing building be presented for final approval based on finding e. Approve item 3 based on findings e-g, k and l with the stipulation that a transition between the existing and new be incorporated based on finding h. Approve items 4 and 5 as submitted based on findings m – o.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor
NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2014-021

Applicant: Frank Telles

Address: 230 Callaghan

Withdrawn per the applicant.

14. HDRC NO. 2014-046

Applicant: Joy Lee

Address: 124 N. Main

The applicant is requesting a Certificate of Appropriateness for approval to display 3 signs for the business at 124 N Main. The requested signs consist of:

1. One window-mounted vinyl sign measuring 2' by 6';
2. One window-mounted vinyl sign measuring 1.5' by 4' ;
3. One freestanding sidewalk sign with painted letters measuring 4' x 8'.

FINDINGS:

a. The two requested window signs are appropriate for this location and consistent with the Guidelines for Signage 1.A.i, 5.A.i and 5.A.ii.

b. As proposed, the freestanding sidewalk sign exceeds what is normally recommended for placement on the public sidewalk. UDC Section 35-612 allows for pedestrian sandwich boards in areas with historic and/or RIO designations. A sandwich board in this location would be appropriate provided that it was placed as to allow for 72" free and clear pedestrian path.

1&2. Staff recommends approval of the two window signs as submitted based on findings 3. Staff does not recommend approval. Staff recommends a sandwich board sign measuring 2' wide by 3' tall as allowed by UDC Section 35-612. This should be addressed by a separate application in consultation with OHP and Downtown Operations staff.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve items 1 and 2 as submitted based on findings. Denial of item 3.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2013-089

Applicant: Sunshine Thacker

Address: 1924 Howard

The applicant is requesting a Certificate of Appropriateness for approval to replace six original wood windows with matching wood replacements.

FINDINGS:

- a. Repair of these windows was approved by the HDRC on June 5, 2013, with the written consent of the applicant. The windows were recently replaced in violation of the approved Certificate of Appropriateness.
- b. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., window replacement should only occur when original windows are beyond repair. Staff examined the original wood windows during a site visit on May 29, 2013. During the visit staff found, that although some components of the windows would need to be replaced, the original windows were indeed repairable. The house at 1924 Howard had undergone a number of exterior alterations over time, and the windows were one of the few remaining original elements observed. The importance of maintaining the original fabric of the house was expressed to the applicant who ultimately agreed that repairs would be attempted.
- c. In cases where work may occur beyond the approved scope, the applicant is responsible for providing substantial new information to staff which warrants the change in scope. Because the original windows have been discarded, their condition cannot be further reviewed by staff to determine whether full replacement is warranted. The applicant may present additional information at the public hearing.
- d. Generally, the requested replacement windows are a close match for the originals, but are recognizable as new due to the reflectivity of the glass and thickness of the rails and stiles. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv. and 6.B.vi., replacement windows should match historic windows in form, appearance and detail. Furthermore, replacement windows should feature glass that is similar to what is found in historically. The selected replacement windows could be more consistent with the Guidelines.

Staff does not recommend approval based on findings b through d.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve as completed.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2014-059

Applicant: Tenna Florian

Address: 134 Armour Pl.

Withdrawn per the applicant.

17. HDRC NO. 2014-061

Applicant: Tenna Florian

Address: 509 River Road

Withdrawn per the applicant.

18. HDRC NO. 2014-056

Applicant: Rick Archer, Overland Partners Architects

Address: 265 E. Lullwood

The applicant is requesting conceptual approval to:

1. Enclose the existing front entry porch on the main structure, installing a pair of new one-over-one windows on the front and one new one-over-one window on the west side of the enclosed porch.
2. Switch the door and window locations on the front façade of the existing enclosed side porch on the east side of the main building.
3. Replace existing historic wood door at the west entrance with a new glass door. The existing door will be salvaged and stored for future reuse. The west entry is proposed to become the primary entrance to the main structure.
4. Fill in south-facing carriage house entry door with stone to match existing. The existing door is located on a central portion of the carriage house with projects from the main mass of the building.
5. Modify overhang and wood trim on the carriage house to be more consistent with those on the main structure. Currently there is a small gabled overhang over the south entry door to the carriage house. The applicant proposes to remove this, creating a single south-facing projecting gable with existing half-timbering exposed.
6. Create new window openings on the carriage house. The applicant proposes to install one new glass door and a pair of new one-over-one wood windows on either side of the existing central projecting space on the south façade of the carriage house.
7. Install new flat canopy over the two new carriage house entries.
8. Replace the existing carriage house red shingle roof with like materials.

FINDINGS:

- a. The structure 265 E Lullwood appears on the 1924-1950 Sanborn map. At that time, there was a small accessory building on the northwest corner of the property. The existing accessory structure appears to have a much larger footprint and may either have been added on to or may be a more recent building altogether.
- b. According to the Monte Vista Historic District survey, this structure (identified in the survey as 271 E. Lullwood), was a residence constructed c.1935 in the Tudor style. The accessory building is also listed as having been built c.1935. Both buildings are listed as contributing.
- c. Currently, the main building has three front-facing entrances. The proposed modifications would remove the central entry, relocate the east entry and redirect people to the west entry as the primary entrance. Staff finds that using the existing west entry as the primary entrance is appropriate, but that enclosing the central front porch is not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 7.A.i and 7.B.i.
- d. The existing east entry leads into a space that was a later addition to the building. Switching the locations of the existing door and window on this addition is appropriate and consistent with the Historic Design Guidelines for Exterior Maintenance and Alteration, Section 6.B.
- e. The existing west entry door, while it may not be original to the structure, is in keeping with the style of the building in terms of material and configuration. Staff finds that it should be retained and preserved. If it is deteriorated beyond repair, it should be replaced with a new wood door with a similar light configuration.
- f. The existing western entrance to the carriage house includes contemporary windows. Staff finds that the proposed door and one-over-one windows are more in keeping with the style of the building and the main house, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.vii. Similarly, introducing a similar entrance on the eastern end of the south facade is appropriate given the symmetrical form of the existing carriage house.
- g. The existing central carriage house door and the overhang above it are likely not original to the structure based on Sanborn maps. Staff finds that removing this door and overhang to expose the decorative half-timbering on the primary gable end is appropriate and in keeping with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 1.B.i.
- h. The proposed flat canopies over the new carriage house entries appear to be minimal in design, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 7.B.iv and 11.B.ii.

i. The proposal to replace the roof of the carriage house with a similar material is consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 3.B.iv.

1. Staff does not recommend approval as submitted based on finding c.
2. Staff recommends approval as submitted based on finding d.
3. Staff does not recommend approval as submitted based on finding e. Staff recommends that the existing door be retained and preserved. If the Commission finds that replacement of the door is an appropriate solution, staff recommends that the existing door be salvaged and stored on site.
- 4 & 5. Staff recommends approval as submitted based on finding g.
6. Staff recommends approval as submitted based on finding f.
7. Staff recommends approval as submitted based on finding h.
8. Staff recommends approval as submitted based on finding i.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to deny item 1 and item 3 based on findings c and e. Approval of items 2 and 4 through 8 as submitted based on findings d, g, f, h, and i.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2014-066

Applicant: Seth Teel

Address: 405 Florida

The applicant is requesting a Certificate of Appropriateness for approval to:

Replace the two front doors. This home has two front facing doors—one with a transom and one without. One of the existing doors is wood and one is metal. The proposed replacement doors are metal and have fanlights at the top.

FINDINGS:

- a. The home at 405 Florida appears on the 1912 Sanborn map. According to this map, the footprint of the home has not changed substantially since it was constructed.
- b. Originally, this home likely had only one front door and was modified at some point to incorporate two.
- c. The proposed replacement doors are not consistent with the style of the home or with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 6.A.ii or 6.B.i, which encourage preservation of original doors or replacement in kind if necessary.
- d. Although the front doors may not be original to the structure, their location makes them highly visible from the public right-of-way. If replacement is necessary, the new doors should be appropriate in terms of material, size and profile for the style of the home, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.i.
- e. The existing transom over the westernmost door will be retained and preserved in place.

Staff does not recommend approval as submitted based on findings c and d. Staff recommends that the new doors be wood in keeping with the style of the home with simple rectangular lights, if any, based on finding d.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor deny based on findings c and d.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

20. HDRC NO. 2014-053

Applicant: Manuel Quinones

Address: 625 Hays

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing wood windows with new vinyl windows.
2. Replace the two front wood doors with new insulated metal doors.

FINDINGS:

- a. The home at 625 Hays first appears on the 1912-1951 Sanborn map.
 - b. This home was identified as a contributing resource in terms of its scale and material in the Dignowity Hill Historic District survey.
 - c. While the proposed new windows will maintain the same openings as the existing wood windows, the change in material is not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.iv.
 - d. The proposed replacement doors are not consistent with the style of the home in terms of design or material. They are not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 6.A.ii or 6.B.i, which encourage preservation of original doors or replacement in kind if necessary.
 - e. The proposed new windows and doors are not appropriate for the Dignowity Hill Historic District.
1. Staff does not recommend approval as submitted based on findings c and e. Staff recommends that the original windows be restored and reinstalled or, if they are deteriorated beyond repair, that they be replaced in kind.
 2. Staff does not recommend approval as submitted based on findings d and e.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with the stipulations that wood screens be installed, in kind wood doors, and removal of the security doors.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

21. HDRC NO. 2014-062

Applicant: Alvaro Garcia, Luis Vargas

Address: 339 W. Hollywood Ave

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an addition, approximately 660 square feet, to the rear of the existing home with a new rear deck. The proposed addition will have a stucco exterior and a standing seam metal shed roof. A small projecting bay on the west side of the addition is proposed to have fiber cement panel siding. The proposed addition will have aluminum clad wood windows and two pairs of rear doors.

2. Construct a small side addition, approximately 100 square feet, behind an existing stucco wing wall. The proposed addition will have a stucco exterior and a metal roof with a low parapet wall.
3. Replace the existing concrete driveway which runs along the east side of the property with a new circular grasscrete driveway. Currently, there is a front walkway leading from the public sidewalk to the front entry to the house. The walkway will be removed and new flagstone will be installed in its place from the front entry to the proposed driveway.

FINDINGS:

- a. This home appears on the 1911-1950 Sanborn map. The map indicates that this building was sided in stucco, as were most of the other structures on the 300 block of W. Hollywood.
 - b. According to the Monte Vista Historic District survey, this house was constructed in 1925 in the Spanish Eclectic style, designed Frost Carvel. It was identified as a contributing resource to the district.
 - c. The locations of the proposed additions to the side and rear of the structure are consistent with the Historic Design Guidelines for Additions, Sections 1.A.i and 1.B.i, in terms of minimizing visual impact and remaining subordinate to the principal façade.
 - d. While the proposed rear addition is large in relation to the footprint of the home, it is consistent with the Historic Design Guidelines for Additions, Section 1.B.iv.
 - e. The proposed side addition is located behind an existing wing wall which will help minimize its visual impact on the property, consistent with the Historic Design Guidelines for Additions, Section 1.A.i.
 - f. The height of the proposed additions is consistent with Historic Design Guidelines for Additions, Section 1.B.v.
 - g. The use of standing seam metal for the roofs of the proposed additions is not consistent with the Historic Design Guidelines for Additions, Section 3.A.iii, which recommends using roofing materials that match that of the original structure.
 - h. While incorporating a parapet wall on the proposed additions would hide the proposed standing seam metal from view, staff finds that standing seam metal roofing is not consistent with the Spanish Eclectic style of the home.
 - i. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 5.B, driveways should be repaired or replaced in kind. Staff finds that the proposed circular driveway is not appropriate for the Monte Vista Historic District and not consistent with the design guidelines.
 - j. Historic walkway approaches are often character-defining features of a historic property. The proposal to remove the existing front concrete walkway and install flagstone pavers is not consistent with the Historic Design Guidelines for Site Elements, Section 5.A.
- 1 & 2. Staff recommends approval based on findings c-f with the stipulation that the additions incorporate a clay barrel tile roof based on findings g and h.
 3. Staff does not recommend approval as submitted based on findings i and j.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with the stipulation that the applicant return to staff with modified details for the flat roof for the addition. Denial of the circular drive.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

February 19, 2014

12

22. HDRC NO. 2014-064

Applicant: Craig Eastman

Address: 314 Delaware

Reset to March 7, 2014

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:45 P.M.

APPROVED



Tim Cone
Chair